

**CH-762**  
**Deakins Property**  
**Nanjemoy vic.**  
**Private**

**Circa 1920**

When first constructed during the first quarter of the 20th century, the Deakins Property was a notable example of Victorian architecture in the western section of Charles County. Retaining much of its original details, the dwelling is two stories in height with a single-pile, side-gable orientation. The front elevation is adorned with a prominent centered dormer with fishscale siding, and a full-width hipped roof. The dwelling is covered by original German siding and includes cornice returns, exposed rafters and frieze, and an original pressed tin roof. Italianate-inspired wood lintels adorn the windows. Although its early history is not altogether clear, by 1918 Wilbur and Sallie Deakins purchased 7 acres, known as "Blue Plains" or "Difficulty" from the heirs of Robert Sanders. In 1925 it was sold to Maggie L Posey, then in 1925, resold to Thomas Dean. The Dean's retained ownership until 1939 when the Franklin family acquired the 10 acres and improvements.

Inventory No. CH-762

**1. Name of Property** (indicate preferred name)

historic	Deakins Property
other	

## 2. Location

street and number	4575 Port Tobacco Road	not for publication
city, town	<del>Port Tobacco Road</del> Nanjemoy	vicinity
county	Charles	

**3. Owner of Property** (give names and mailing addresses of all owners)

name	Leon P. Golabowski				
street and number	4575 Port Tobacco Road			telephone	301-246-4724
city, town	Nanjemov	state	MD	zip code	20662

#### 4. Location of Legal Description

courthouse, registry of deeds, etc.	Charles County Courthouse	tax map and parcel:	51 p. 70
city, town	La Plata	liber	174 folio 561

## 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report  
☐ Other

## 6. Classification

Category		Ownership		Current Function		Resource Count	
						Contributing	Noncontributing
<input checked="" type="checkbox"/>	district	<input type="checkbox"/>	public	<input type="checkbox"/>	agriculture		
<input checked="" type="checkbox"/>	building(s)	<input checked="" type="checkbox"/>	private	<input type="checkbox"/>	commerce/trade	<u>1</u>	<input type="checkbox"/>
<input type="checkbox"/>	structure	<input type="checkbox"/>	both	<input type="checkbox"/>	defense	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	site			<input checked="" type="checkbox"/>	domestic	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	object			<input type="checkbox"/>	education	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	funerary	<u>1</u>	<input type="checkbox"/>
				<input type="checkbox"/>	government		<input type="checkbox"/>
				<input type="checkbox"/>	health care		<input type="checkbox"/>
				<input type="checkbox"/>	industry		<input type="checkbox"/>
				<input type="checkbox"/>	landscape		<input type="checkbox"/>
				<input type="checkbox"/>	recreation/culture		<input type="checkbox"/>
				<input type="checkbox"/>	religion		<input type="checkbox"/>
				<input type="checkbox"/>	social		<input type="checkbox"/>
				<input type="checkbox"/>	transportation		<input type="checkbox"/>
				<input type="checkbox"/>	work in progress		<input type="checkbox"/>
				<input type="checkbox"/>	unknown		<input type="checkbox"/>
				<input type="checkbox"/>	vacant/not in use		<input type="checkbox"/>
				<input type="checkbox"/>	other:		<input type="checkbox"/>
						<b>Number of Contributing Resources previously listed in the Inventory</b>	
						0	

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## 7. Description

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### Condition

<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

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Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

When it was first constructed during the first quarter of the 20th century, the Deakins Property was a notable example of Victorian architecture in the western section of Charles County. Retaining much of its original details, the dwelling is two stories in height with a single-pile side-gable orientation. The front elevation is adorned with a prominent centered dormer with fishscale siding, and a full-width hipped roof. A partially enclosed porch is supported by Ionic columns. The dwelling is covered by original German siding and includes cornice returns, exposed rafters and frieze, and an original pressed tin roof. Italianate-inspired wood lintels adorn the windows. The dwelling stands on the east side of Port Tobacco Road near the current village of Nanjemoy.

The front elevation includes four second-story symmetrical bays over a doorway in the second most northernmost bay. The enclosed porch occupies the southernmost bay and consists of a 3-window grouping. The side elevations include single symmetrical first and second story windows. The rear elevation includes a one story shed addition. The property is currently in deteriorated condition. Due to the poor condition, access to the interior was limited, but likely includes

## 8. Significance

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Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:	

**Specific dates** circa 1900-1925

**Architect/Builder** Unknown

**Construction dates** circa 1900-1925

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

Erected circa 1924, the Deakins Property was once a fine example of Victorian architecture in this section of Charles County. Although its early history is not altogether clear, by 1918 Wilbur and Sallie Deakins purchased 7 acres, known as "Blue Plains" or "Difficulty" from the heirs of Robert Sanders. In 1925 it was sold to Maggie L Posey, then in 1925, resold to Thomas Dean. The Dean's retained ownership until 1939 when the Franklin family acquired the 10 acres and improvements.

Following the Civil War, Charles County suffered the same fate as most of the southern states. The basis of the economy, slave labor, was gone. While planters continued to rely heavily on tobacco cultivation, slave labor was replaced with various systems of tenancy or wage labor. Due to dwindling profits, credit collapsed and many planters fell deep into debt. In addition, Federal taxes levied by the "carpet-bag" government threatened landowners with the loss of their land. This lack of capital made it difficult for farmers to branch out into other agricultural and commercial pursuits.

The turmoil of the Reconstruction era continued in Charles County well into the 20th century. Because of these economic difficulties, population growth in the county stagnated between 1860 and 1920. The general economic decline, and later, stagnation that followed the Civil War is evident in the census figures between 1860 and 1890. By 1890, the number of county residents was nearly 1,400 less than in 1860. With little industry or profitable agriculture drawing new residents to the county during the post-Civil War era, many young Charles County residents moved away as they reached maturity. As a result of economic stagnation and depression, until the eve of World War II, architecture in Charles County remained simple and restrained.

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## 9. Major Bibliographical References

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## 10. Geographical Data

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Acreage of surveyed property 9.34

Acreage of historical setting 10

Quadrangle name Indian Head

Quadrangle scale 1:24,000

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Verbal boundary description and justification

The property is associated with Charles County Property Tax Map 51, Parcel 70.

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## 11. Form Prepared By

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name/title Cathy Hardy/Historic Preservation Planner

organization Charles County Planning

date 3/3/2003

street and number 200 Baltimore Street

telephone 301-396-5815

city or town La Plata

state MD zip code 20646

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville MD 21032  
410-514-7600

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-762

Section 8 Page 1

Deakins Property  
name of property  
Charles County, MD  
county and state

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**Chain of Title:**

- 1965 Ralph D. Cornell, Executor of the estate of Ruth D. Cornell to Leon P. Golaboski and Margaret C. Golaboski, his wife, as tenants by the entireties. 9.34 acres. Buildings and improvements.  
**174/561**
- 1961 Cordelia Corporation to Ruth D. Cornell, a married woman, as her sole and separate property. 9.34 acres. Buildings and improvements.  
**156/218**
- 1961 Albert B. Gilroy and Doris L. Gilroy, his wife, to Cordelia Corporation. Buildings and improvements.  
**152/489**
- 1959 Doris Elnora Apperson and Percy Clayton Apperson, Jr., her husband; and Beulah F. Apperson and Norman M. Apperson, her husband to Albert B. Gilroy and Doris L. Gilroy, his wife, as tenants by the entireties. Buildings and improvements.  
**143/38**
- 1951 Mathilde Owen to and unto Katie M. Franklin. 10 acres. Buildings and improvements.  
**95/401**
- 1939 Mary Croft Ward to Sidney M. Franklin and Katie M. Franklin, his wife, as tenants by the entireties. Buildings and improvements. 10 acres.  
**71/167**
- 1939 Thomas Dean to Mary C. Ward. 10 acres. Buildings and improvements.  
**71/6**
- 1925 Maggie L. Posey and James H. Posey, her husband, to Thomas Dean. Buildings and improvements  
**43/302**
- 1918 Wilbur Deakins (?) and Sallie E. V. Deakins, his wife, to Maggie L. Posey. Buildings and improvements. 7 acres. Reference - 1900 deed from Robert H. Sanders et al to Wilbur B. Deakins "Blue Plains" and "Difficulty".  
**33/67**

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CONTINUATION SHEET

Inventory No. CH-762

Section 9 Page 1

Deakins Property  
name of property  
Charles County, MD  
county and state

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**Major Bibliographic References:**

Brown, Jack D., et al. Charles County, Maryland, A History.  
Charles County Bicentennial Committee, 1976.

Charles County Land Records, Charles County Courthouse, LaPlata, Maryland.

Klapthor, Margaret Brown. The History of Charles County, Maryland.  
LaPlata, MD: Charles County Tercentenary, Inc., 1958.





CH- 162 Charles County, MD  
Name: DEAKINS PROPERTY  
Location: NANJEMOY VIC  
Quad: NANJEMOY





~~CH-752~~ CH-752  
~~Southeast House~~ DEAKINS PROPERTY  
Charles CO, MD  
C. Hardy

MD SHPO  
FRONT ELEVATION, LOOKING E  
1 of 3



~~CH-762~~ CH-762

~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~ DEAKINS PROPERTY

Charles, Co, ND

C. Hardy

# LOOKING S

MD SHIP

20F3



~~CH-762~~ CH-762  
~~DEAKINS PROPERTY~~ DEAKINS PROPERTY

Charles Co, MD

C. Hardy

LOOKING NW

MD SAPO

30F 3